

**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

**June 4, 2015**



**FP15-09: proposed Final Plat of Mini Plaza Subdivision**

**SIZE AND LOCATION:** 0.775 acres of land out of J.E. Scott League, A-50 and located at the south corner of W. North and South College Avenues

**EXISTING LAND USE:** convenience store/mechanic shop

**APPLICANT(S):** S. Dhuka, LLC

**AGENT:** Brad Kerr - Kerr Surveying

**STAFF CONTACT:** Matthew Hilgemeier, Staff Planner

**SUMMARY RECOMMENDATION:** Staff recommends **approving** this proposed final plat.



**PROPOSED SUBDIVISION:**

This proposed final plat creates one new 0.775-acre lot at the intersection of South College and West North Avenues, which is currently addressed as 3800 and 3814 South College Avenue. The lots are currently developed with retail uses; a convenience store at 3800 South College Avenue and a mechanic's shop at 3814 South College Avenue. This final plat combines two lots of record, i.e., lots that have existed in this configuration since before the adoption of subdivision regulations in Bryan in 1967. The final plat is proposed to facilitate the planned redevelopment of this site with a newer, larger convenience store.

The related preliminary plan for this subdivision plat was approved by the City's Site Development Review Committee (SDRC) on May 6, 2015, in accordance with Subdivision Ordinance requirements.

**RECOMMENDATION:**

The proposed final plat complies with all applicable codes and ordinances. The SDRC and staff recommend **approving** this proposed final plat.